

Fill in this information to identify the case:

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Debtor 1 Raymond David Garza

Debtor 2 _____

(Spouse, if filing)

United States Bankruptcy Court for the EASTERN District of TEXAS

Case number 19-40394**Official Form 410S2****Notice of Postpetition Mortgage Fees, Expenses, and Charges**

12/16

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any fees, expenses, and charges incurred after the bankruptcy filing that you assert are recoverable against the debtor or against the debtor's principal residence.

File this form as a supplement to your proof of claim. See Bankruptcy Rule 3002.1.

Name of creditor: BANKUNITED N.A.Court claim no. (if known): 4-1

Last 4 digits of any number you use to identify the debtor's account: 0390

Does this notice supplement a prior notice of postpetition fees, expenses, and charges?

☒ No

☐ Yes. Date of the last notice:

Part 1: Itemize Postpetition Fees, Expenses, and Charges

Itemize the fees, expenses, and charges incurred on the debtor's mortgage account after the petition was filed. Do not include any escrow account disbursements or any amounts previously itemized in a notice filed in this case. If the court has previously approved an amount, indicate that approval in parentheses after the date the amount was incurred.

	<u>Description</u>	<u>Date Incurred</u>	<u>Amount</u>
1	Late Charges	(1)	\$0.00
2	Non-sufficient funds (NSF) fees	(2)	\$0.00
3	Attorneys fees	(3)	\$0.00
4	Filing fee and court costs	(4)	\$0.00
5	Bankruptcy/Proof of claim fees	03/06/2019 (5)	\$300.00
6	Appraisal/Broker's Price opinion fees	(6)	\$0.00
7	Property inspection fees	(7)	\$0.00
8	Tax Advances (non-escrow)	(8)	\$0.00
9	Insurance advances (non-escrow)	(9)	\$0.00
10	Property preservation expenses	(10)	\$0.00
11	Other. Specify: Plan Review fee	03/06/2019 (11)	\$325.00
12	Other. Specify:	(12)	\$0.00
13	Other. Specify:	(13)	\$0.00
14	Other. Specify:	(14)	\$0.00

The debtor or trustee may challenge whether the fees, expenses, and charges you listed are required to be paid. See 11 U.S.C. § 1322(b)(5) and Bankruptcy Rule 3002.1.

Part 2: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.



/s/Darrelyn Thomas

Signature

Date 7.15.19

Print

Darrelyn Thomas

First Name

Middle Name

Last Name

Title Bankruptcy Attorney

Company

RAS Crane, LLC

Address

10700 Abbott's Bridge Road, Suite 170

Number

Street

Duluth, GA 30097

City

State

ZIP Code

Contact Phone

470-321-7112

Email dthomas@rascrane.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on July 17, 2019,

I electronically filed the foregoing with the Clerk of Court using the CM/ECF system, and a true and correct copy has been served via CM/ECF or United States Mail to the following parties:

Nathanael Steven Graham
Graham Legal, PLLC
101 E. Park Blvd
Suite 600
Plano, TX 75074

Raymond David Garza
6816 Cotton Seed Drive
McKinney, TX 75070

Carey D. Ebert
P. O. Box 941166
Plano, TX 75094-1166

US Trustee
Office of the U.S. Trustee
110 N. College Ave.
Suite 300
Tyler, TX 75702

RAS Crane, LLC
Authorized Agent for Secured Creditor
10700 Abbott's Bridge Road, Suite 170
Duluth, GA 30097
Telephone: 470-321-7112
Facsimile: 404-393-1425

By: /s/ Gisela Arriola
Gisela Arriola
Email: garriola@rascrane.com

Invoice Detail

Carrington Mortgage Services, LLC / John Ramos

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Vendor: [RAS Crane, LLC](#)

Address: 10700 Abbotts Bridge Road, Suite 110
Duluth, GA 30097

Payee Code: [REDACTED]

Vendor Contact: [Lauren Kinnmann](#)

Vendor Ref #: [REDACTED]

Services: [Carrington Mortgage Services, LLC](#)

Inv. ID / Cat. ID: [REDACTED]

Investor Name: **GNMA II**

Invoice ID: [REDACTED]

Class Code: [REDACTED]

Entity Code: [REDACTED]

GSE Code: [REDACTED]

GSE REO Rem. Code: [REDACTED]

HiType: [REDACTED]

Litigation Status Code: [REDACTED]

Man Code: [REDACTED]

Regarding:
 RAYMOND D GARZA
 6816 COTTON SEED DR
 MCKINNEY, TX 75070

Investor Loan #: [REDACTED]

Invoice Number: [REDACTED]

Invoice Status: Check Confirmed (Exc)

Loan No.: [REDACTED]

Acquisition Date: [REDACTED]

Loan Type: FHA

Asset No.: [REDACTED]

REO Loan Status: N/A

REO Loan Status Date: N/A

Referral Date: 2/14/2019

Loan Location: [REDACTED]

FHA# [REDACTED]

BK Case No: 19-40394

BK Chapter: 13

Submitted Date: **3/21/2019**

Vendor Invoice Date: 3/20/2019

Paid In Full Date: N/A

Foreclosure Removal Date: N/A

MS Status: N/A

Relief Requested Date: N/A

Protection Begin Date: N/A

Protection End Date: N/A

Original Mortgage Amount: \$0.00

Principal Balance as of invoice create date: \$147,408.19

Principal Balance as of today's date: \$146,781.98

Bankruptcy - Bankruptcy Services

Submitted	1st Reviewed	Last Reviewed	Accepted	Approved	Chk Requested	Chk Confirmed	Days To Proc
03/21/2019	07/10/2019	07/10/2019		03/21/2019	03/21/2019	04/18/2019	1

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Fees	Total:	\$300.00	LoanSphere Invoicing Prev. Billed:	\$350.00	Exc. Loan Allow:		Exc. Milestone	Exc Ord Allw:
Costs	Total:	\$0.00	LoanSphere Invoicing Prev. Billed:	\$0.00	Exc. Loan Allow:			Exc Ord Allw:
					Exc. Loan Total Fees/Costs Allow:			
Totals	Inv Amt:	\$300.00	Prev. Billed:	\$350.00	Loan Total Fees/Costs Prev. Billed:	\$350.00		Exc Ord Allw:

Fees

A	B	I	C	Category	Subcategory	W/H	Aff. Ind.	Date	Qty	Price	Orig. Billed	Adjust	Net
				Attorney Fees	Proof of Claim			03/06/19	1	\$300.00	\$300.00	\$0.00	\$300.00
Note: Bankruptcy Proof of Claim (recoverable) RECOVERABLE Service From Date: 03/06/2019 Service To Date: 03/06/2019													
Total:											\$300.00	\$0.00	\$300.00
Invoice Total:											\$300.00	\$0.00	\$300.00

Invoice Detail

Carrington Mortgage Services, LLC / John Ramos

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Address: 10700 Abbotts Bridge Road, Suite 110
Duluth, GA 30097

Payee Code: [REDACTED]

Vendor Contact: [Lauren Kinmann](#)

Vendor Ref #: [REDACTED]

Service: [Carrington Mortgage Services, LLC](#)

Inv. ID / Cat. ID [REDACTED]

Investor Name: [REDACTED]

Invoice ID: [REDACTED]

Class Code: [REDACTED]

Entity Code: [REDACTED]

GSE Code: [REDACTED]

GSE REO Rem. Code: [REDACTED]

HiType: [REDACTED]

Litigation Status Code: [REDACTED]

Man Code: [REDACTED]

Regarding:
 RAYMOND D GARZA
 6816 COTTON SEED DR
 MCKINNEY, TX 75070

Investor Loan #: [REDACTED]

Invoice Number: [REDACTED]

Invoice Status: Check Confirmed

Loan No.: [REDACTED]

Acquisition Date: [REDACTED]

Loan Type: FHA

Asset No.: [REDACTED]

REO Loan Status: N/A

REO Loan Status Date: N/A

Referral Date: 2/15/2019

Loan Location: [REDACTED]

FHA# [REDACTED]

BK Case No: 19-40394

BK Chapter: 13

Submitted Date: 3/7/2019

Vendor Invoice Date: 3/7/2019

Paid In Full Date: N/A

Foreclosure Removal Date: N/A

MS Status: N/A

Relief Requested Date: N/A

Protection Begin Date: N/A

Protection End Date: N/A

Original Mortgage Amount: \$0.00

Principal Balance as of invoice create date: \$147,408.19

Principal Balance as of today's date: \$146,781.98

Bankruptcy - Bankruptcy Services

Submitted	1st Reviewed	Last Reviewed	Accepted	Approved	Chk Requested	Chk Confirmed	Days To Proc
03/07/2019	04/09/2019	07/10/2019	03/07/2019	04/09/2019	04/09/2019	04/19/2019	34

[Dept](#) | [Comments](#) | [Line Items](#) | [Exceptions](#) | [Edit Summary](#) | [Adj. Summary](#) | [Chronology](#) | [Quote](#) | [Service Request](#) | [Guideline](#) | [Invoice Mapping](#) | [History](#) | [Payments](#) | [Reconciliation](#)

Fees	Total:	\$350.00	LoanSphere Invoicing Prev. Billed:	\$0.00	Exc. Loan Allow:		Exc. Milestone		Exc Ord Allw:
Costs	Total:	\$0.00	LoanSphere Invoicing Prev. Billed:	\$0.00	Exc. Loan Allow:				Exc Ord Allw:
					Exc. Loan Total Fees/Costs Allow:				
Totals	Inv Amt:	\$350.00	Prev. Billed:	\$0.00	Loan Total Fees/Costs Prev.Billed:	\$0.00	Exc Ord Allw:		

Fees

A	B	I	C	Category	Subcategory	W/H	Aff. Ind.	Date	Qty	Price	Orig. Billed	Adjust	Net
				Attorney Fees	Plan Review Fee			03/06/19	1	\$350.00	\$350.00	\$0.00	\$350.00
Note: Bankruptcy Plan Review (recoverable) - Book WIP BK - Initial Plan Review. BK Plan Review: Please note that no documents are filed with BK court for Plan Review. RECOVERABLE Service From Date: 03/06/2019 Service To Date: 03/06/2019													
Total:											\$350.00	\$0.00	\$350.00
Invoice Total:											\$350.00	\$0.00	\$350.00